

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, January 4, 2017 - 9:00 a.m.

City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**

B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

4. **PUBLIC HEARINGS - VIOLATION CASES**

a.

16-2376	3227 S US Highway 1	FKK Enterprises, Inc.	Isaac Saucedo
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b.

16-1345	1309 N 19th St	Good Guyz Investments of FL	Shaun Coss
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c.

16-2070	2910 Sunrise Blvd	Branch Banking and Trust Company	Shaun Coss
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d.

16-1580	1510 Coronado Ave	Macias, Maria	Shaun Coss
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e.

16-2324	1604 Avenue K Unit B	Gibbs, Queen	Shaun Coss
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f.

16-1756	2525 S 25th St.	St Nicholas Greek Orthodox Church	Shaun Coss
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g.

15-1909	418 N 13th Street	Dominguez, Maria & Risco, Antonio	Shaun Coss
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5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

a.

15-0622	416 Cedar Place	Scott, Joy A (TR) & Leach, Joy S	Shaun Coss
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b.	151041	2228 Okeechobee Road	Mondragon, Juan	Shaun Coss
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6. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

7. **OTHER CASES**

a.	15-1485	507 S 8th Street Unit A	Poturkovic, Kenan	Shaun Coss
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b.	15-1486	507 S 8th Street Unit B	Poturkovic, Kenan	Shaun Coss
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c.	14-1543	1709 N 16th Street	Sturrup, Alfredia	Andy Avery
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8. **NEW BUSINESS**

9. **OLD BUSINESS**

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Special Magistrate Blandino Hearing**4. a.****Meeting Date:** 01/04/2017**Re:** Case #16-2376 - 3227 S US HWY**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-2376	3227 S US Highway 1	FKK Enterprises, Inc.	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	October 12, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: FKK Enterprises Inc 5350 E Silver Springs Blvd Silver Springs, FL 34488	OCCUPIED BY: Citgo Of Fort Pierce Inc 3227 S Us Hwy 1 Fort Pierce FL, 34982
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VIOLATIONS:

Section 5-368 (6) – Fence Maintenance
 Section 22-187 (13) – Landscape Maintenance

CORRECTIVE ACTIONS:

1. Please repair chain link fence located at the back of the property. A permit may be required. Please contact the building department at (772) 467-3000 for any questions.
2. Please trim all overgrown trees located towards the back of the property near the fence.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to pull all necessary permits for the fence and trim or remove all overgrown pepper trees to comply or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
 Final Approval Date: 12/19/2016

Started On: 12/02/2016 11:28 AM

Special Magistrate Blandino Hearing**4. b.****Meeting Date:** 01/04/2017**Re:** Case #16-1345 - 1309 N 19th St.**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

16-1345	1309 N 19th St	Good Guyz Investments of FL	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 25, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Good Guyz Investments of Florida LLC 18401 Collins Ave #102 Miami, FL 33160	OTHER PARTY: Kendall Accounting & Tax Services Corp Registered Agent for Good Guyz Investments of Florida LLC 4601 SW 154 Ct Miami, FL 33185
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Obtain a permit for the commercial repair including but not limited to drywall, electrical and plumbing alterations.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 12/19/2016

Started On: 12/09/2016 09:47 AM

Special Magistrate Blandino Hearing**4. c.****Meeting Date:** 01/04/2017**Re:** Case #16-2070 - 2910 Sunrise Blvd**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-2070	2910 Sunrise Blvd	Branch Banking and Trust Company	Shaun Coss
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CASE INFORMATION:

Case Initiated:	August 24, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Branch Banking and Trust Company PO Box 2027 Greenville, SC 29602	OTHER PARTY: C T Corporation System Agent for Branch Banking and Trust Company 2 Office Park Court, Suite 103 Columbia, SC 29223
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Obtain a permit for the installation/replacement of the privacy fence and rear patio deck.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 12/19/2016

Started On: 12/09/2016 10:00 AM

Special Magistrate Blandino Hearing**4. d.****Meeting Date:** 01/04/2017**Re:** Case #16-1580 - 1510 Coronado Ave**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

16-1580	1510 Coronado Ave	Macias, Maria	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 8, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Maria Macias 1510 Coronado Ave Ft. Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.101.2.1 Unsafe Building****5-1.105.1 Permit Required****IPMC 108.2.1 Unsafe Equipment****IPMC 304.7 Roofs & Drainage****IPMC 304.13.1 Glazing****IPMC 305.3 Interior Surfaces****IPMC 309.1 Infestation****CORRECTIVE ACTIONS:**

1. Repair or replace the roof where it is leaking.
2. Replace the ceiling where it is water damaged.
3. Permits are required for the replacement of the water heater and for replacing more than one sheet of drywall.
4. Hire a properly licensed electrician to repair the unsafe wiring in the breaker panel/water heater room.
5. Replace broken glazing in windows.
6. The structure is infested with rats. Close all openings that may allow entry of rodents and treat the structure for the infestation.
7. Re-secure the air return grill to the ceiling.
8. There is mold on several of the air conditioning registers and on the ceiling. Determine if this is caused by water intrusion from the roof or if the air conditioning system is also in disrepair. If the air conditioning system is also in disrepair, then hire a properly licensed contractor to correct deficiencies.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Shaun Coss

Started On: 12/09/2016 10:10 AM

Final Approval Date: 12/19/2016

Special Magistrate Blandino Hearing

4. e.

Meeting Date: 01/04/2017

Re: Case #16-2324 - 1604 Avenue K- Unit B

Submitted For: Shaun Coss, Building Dept. Investigator, Building

Information

SUBJECT:

16-2324	1604 Avenue K Unit B	Gibbs, Queen	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 11, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Queen Gibbs 1604 Avenue K Fort Pierce, FL 34950	OTHER: Queen Gibbs 2506 Avenue J Fort Pierce, FL 34950
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VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building

IPMC 305.3 Interior Surfaces

IPMC 309.1 Infestation

IPMC 605.2 Electrical Receptacles

IPMC 704.1 Fire Protection Systems

IPMC 305.4 Walking Surfaces

CORRECTIVE ACTIONS:

1. There is evidence of a rat infestation, have the property treated for the rat infestation.
2. Repair all holes in the drywall and other interior surfaces.
3. Repair or replace nonworking smoke alarms.
4. Replace all electrical faceplates where they are missing.
5. Repair the exterior step at the rear doorway.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to comply or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 12/19/2016

Started On: 12/09/2016 10:21 AM

Special Magistrate Blandino Hearing**4. f.****Meeting Date:** 01/04/2017**Re:** Case #16-1756 - 2525 S 25th St.**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-1756	2525 S 25th St.	St Nicholas Greek Orthodox Church	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 21, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: St Nicholas Greek Orthodox Church, Inc. 2525 S 25th St. Fort Pierce, FL 34981	OCCUPIED BY: St. Nicholas Greek Orthodox Church, Inc. Attn: Dennis Starr 2525 S 25th St. Fort Pierce, FL 34981
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Obtain a permit for the pouring of the concrete dumpster pad. Once permitted, additional work may be required to bring the pad into compliance.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit and comply with all permit conditions or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
 Final Approval Date: 12/19/2016

Started On: 12/09/2016 10:27 AM

Special Magistrate Blandino Hearing**4. g.****Meeting Date:** 01/04/2017**Re:** Case #15-1909 - 418 N 13th Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

15-1909	418 N 13th Street	Dominguez, Maria & Risco, Antonio	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 23, 2015	Type of Presentation:	Request for Extension of Time
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OWNER:

OWNER: Maria Dominguez & Antonio Risco 611 Maple Avenue Ft. Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. April 06, 2016 the Special Magistrate found Maria Dominguez failed to obtain a permit prior to doing interior demolition work and gave them 60 days to obtain a permit and comply with all permit conditions or be fined \$100.00 per day.
2. May 26, 2016 Officer Coss issued a 90 day extension approved until 8/29/2016.
3. July 21, 2016 received request for additional time; of which the property owners were told they would have to go before the Special Magistrate.
4. After hearing the request the Special Magistrate continued the request until the December 7 hearing date.

RECOMMENDATION:

To be determined.

AttachmentsRequest
Tax Card**Form Review**Form Started By: Collen Greer
Final Approval Date: 12/13/2016

Started On: 07/27/2016 01:14 PM

July 19, 2016

Case # 15-00001909

property address : 418 N 13 St, Ft. Pierce, Fl. 34950

to whom it may concern, I Maria Dominguez, I am trying to request an extension for the engineering of my house. The office of Cook and Menard are charging me a sum of \$2500.00 for the drawing of the property and my husband and I we are both disabled, and our checks combined come out to \$870.00 monthly. The architect office is willing to make payment arrangements and my deadline is Aug 31, 2016. I would appreciate if my case would be considered for an extension. Thank you for your time.

Sincerely,

Maria Dominguez

Note: The architect's payment arrangements are of \$833.33 monthly of 3 months.

Cook and Menard
806 Delaware Ave
Ft. Pierce, Fl. 34950
(888) 460-7751

RECEIVED
JUL 21 2016
Building Department
KC

Property Identification

Site Address: 418 N 13th ST Parcel ID: 2409-501-0276- Account #: 21254 Sec/Town/Range:
 000-4 09/35S/40E
 Map ID: 24/09N Zoning: R4 Use Type: 0100 Jurisdiction: Fort Pierce

Ownership

Maria Dominguez
 Antonio Risco
 418 N N 13th ST
 Fort Pierce, FL 34950

Legal Description

LINCOLN PARK NO 2 BLK 10 LOT 7-LESS W 5 FT- (OR
 3796-1047)

Current Values

Just/Market: \$13,600 Assessed: \$13,600
 Exemptions: \$0 Taxable: \$13,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$13,600	\$13,600	\$0	\$13,600
2014	\$14,500	\$14,500	\$0	\$14,500
2013	\$13,800	\$13,800	\$0	\$13,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-02-2015	3796 / 1047	0001	SP	CR Properties 2015 LLC	\$15,000
05-08-2015	3775 / 0630	0111	QC	US Bank NA (TR)	\$13,600
02-24-2015	3719 / 1179	0112	CT	Petit-Frere (EST) Gloria	\$2,900

Primary Building Information

Finished Area of this building: 980 SF
 Gross Area of this building: 1,068 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: HD+
 Year Built: 1947 Frame: Grade: D+ Effective Year: 1960
 Primary Wall: Frm Stucco Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

Bedrooms: 2 A/C %: 0% Electric: MINIMUM Primary Int Wall:
 Full Baths: 1 Heated %: 0% Heat Type: Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Floors: Double Pine



Total Areas

Finished/Under Air (SF):	980
Gross Area (SF):	1,068
Land Size (acres):	0.11
Land Size (SF):	4,731
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.

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Special Magistrate Blandino Hearing

5. a.

Meeting Date: 01/04/2017

Information

SUBJECT:

15-0622	416 Cedar Place	Scott, Joy A (TR) & Leach, Joy S	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 20, 2015	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Joy A Scott (TR) & Joy S. Leach 704 S 7th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

- 5-1.101.2.1 Unsafe Building**
- 5-368 Property Maintenance**
- 5-1.105.1 Permit Required**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 108.1.3 Structure Unfit for Human Occupancy**
- IPMC 304.13 Window & Door Frames**
- IPMC 304.13.2 Openable Windows**
- IPMC 304.14 Insect Screens**
- IPMC 304.15 Exterior Doors**
- IPMC 304.18 Building Security**
- IPMC 309.1 Infestation**
- IPMC 404.7 Food Preparation**
- IPMC 502.1 Required Facilities**
- IPMC 503.1 Toilet Room Privacy**
- IPMC 504.1 Plumbing Fixture**
- IPMC 505.1 Water System**
- IPMC 602.2 Residential Heat Supply**
- IPMC 605.1 Electrical Equipment**
- IPMC 704.1 Fire Protection Systems**

FINDINGS/ORDER:

October 7, 2015 Special Magistrate found Joy A Scott (TR) responsible for the above violations and gave them 60 days to correct the violations or be assessed \$100.00 per day until the property is brought into compliance.

ACTION DATES:

1. The Property Card shows the owner of property as Joy A Scott (TR) & Joy A Leach, 704 S 7th St., Ft. Pierce, FL 34950.
2. December 15, 2015 an inspection was made, the property was not in compliance, the fines began.
3. May 25, 2016 a second letter was sent to the above address informing the property owners that the fines were accruing.
4. August 2, 2016 prior to recording lien, Code Compliance Manager Arraiz instructed staff to send notice to Ms. Scott's place of business.
5. August 23, 2016 sent notice of fines accruing to Joy A Scott (TR) & Joy S Leach, 724 Orange Avenue, Ft. Pierce, FL 34950.
6. September 13, 2016 received letter from Tracy N. Davis, Esq. of the Law Offices of Tracy Davis requesting a hearing to clarifying the violations being charged and the fines that are accruing.
7. November 2, 2016 the Special Magistrate stopped the fines from accruing as of October 5, 2016 and rescheduled the hearing for the next hearing date January 4, 2017.

RECOMMENDATION:

The fines are accruing at \$100.00 per day. The total as of 09/15/2016 is \$27,520.00 with \$20.00 being recording fees.

Recommendation to be determined.

Attachments

Legal
1 Tax Card
Tax Card

Form Review

Form Started By: Collen Greer
Final Approval Date: 12/19/2016

Started On: 11/28/2016 11:12 AM

THE LAW OFFICES OF TRACY DAVIS

3601 SW FOREMOST DRIVE
PORT SAINT LUCIE, FLORIDA 34953
772-834-6355
Lawfirmtracy@aol.com

September 13, 2016

VIA Hand Delivery

RE: Joy Scott and Joy S. Leach
724 Orange Avenue
Ft Pierce, FL 34950

Property Address of alleged Violation: 416 CEDAR PL

City of Fort Pierce
Code Enforcement Division
P.O. Box 1480
Fort Pierce, FL 34950

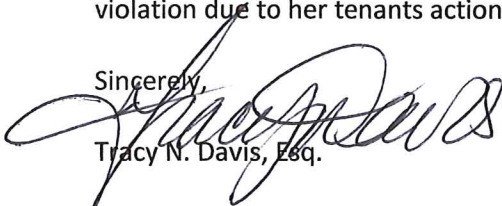
This letter is to contest the fine and to disagree with the findings of noncompliance that was sent to Mrs. Joy Scott on August 23, 2016. The tenant that was in the property did not want to pay rent. As a result, he made the complaint with the City and damaged the property so that he would not have to pay. The violation states that there was no electricity in the living area where the fans are located. This was not correct. There is and always was electricity. The cord for the fan was hidden and could not be seen therefore it appeared that the fan was not working and the lights were out. The pipe underneath the sink has been corrected. The bathroom door always had a mechanism to lock the door but it is placed higher than normal eye level so that a child would not go and lock themselves inside.

The termite situation is being handled but my client needs more time due to lack of funds to completely take care of the situation. For the most part, my client has had some financial difficulty and some of these things were not taken care of due to her lack of funds.

If you take a look at the first letter sent to Mrs. Scott, it was sent to a different address than the 724 Orange Avenue, Fort Pierce, FL 34950. Mrs. Scott states that she did not receive the notice of violation until it was mailed to her with the letter dated August 23, 2016 regarding placing a lien on her property.

Therefore, we are requesting a hearing so that we can clarify what has been fixed and what was never a violation due to her tenants actions.

Sincerely,



Tracy N. Davis, Esq.

Property Identification

Site Address: 416 CEDAR Parcel ID: 2403-705-0150- Account #: 16045 Sec/Town/Range:
 PL 000-3 10/35S/40E
 Map ID: 24/10N Zoning: C3 Use Type: 0100 Jurisdiction: Fort Pierce

Ownership

Joy A Scott (TR)
 Joy S Leach
 704 S 7th St
 Fort Pierce, FL 34950

Legal Description

ASSESSOR'S MAP OF N PART OF FORTPIERCE BLK 17-
 L- LOT 9-LESS W 5 FT- AND ALL LOT 10 (MAP 24/10C)
 (OR 374-1846: 382-906: 1091-197; 2484-2072)

Current Values

Just/Market: \$18,300 Assessed: \$18,300
 Exemptions: \$0 Taxable: \$18,300

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$18,300	\$18,300	\$0	\$18,300
2015	\$24,200	\$24,200	\$0	\$24,200
2014	\$24,500	\$24,500	\$0	\$24,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-07-2006	2484 / 2072	XX02	WD	Leach, Joy S	\$100
07-30-1997	1091 / 0197	XX01	QC	Alvin D Leach	\$100
04-01-1982	0374 / 1846	XX00	CV		\$20,000

Primary Building Information

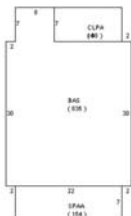
Finished Area of this building: 836 SF
 Gross Area of this building: 1,088 SF

Exterior Data

View: Roof Cover: Dim Shingle Roof Structure: Gable Building Type: HD-
 Year Built: 1920 Frame: Grade: D- Effective Year: 1955
 Primary Wall: Hardwood Lap Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

Bedrooms: 2 A/C %: 0% Electric: AVERAGE Primary Int Wall:
 Full Baths: 1 Heated %: 0% Heat Type: Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Floors: Sing Pine



Total Areas

Finished/Under Air (SF):	836
Gross Area (SF):	1,088
Land Size (acres):	0.22
Land Size (SF):	9,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	180	1979

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Special Magistrate Blandino Hearing

5. b.

Meeting Date: 01/04/2017

Information

SUBJECT:

151041	2228 Okeechobee Road	Mondragon, Juan	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 7, 2015	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Juan Mondragon 1801 Havana Avenue Ft. Pierce, FL 34950	OCCUPIED BY: EI Resorts LLC 2228 Okeechobee Road Ft. Pierce, FL 34950
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

FINDINGS/ORDER:

January 6, 2016 the Special Magistrate found Juan Mondragon responsible for the violation listed above and gave him 60 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. June 8, 2016 an inspection was made, the violations were not corrected, the fines began.
2. November 10, 2016 an inspection was made, the violations were now in compliance, the fines stopped.
3. November 16, 2016 received request for reduction/rescindment from Mr. Mondragon.
4. The total fines are \$15,530.00 (\$30.00 recording fees).
5. December 7, 2016 no one appeared for the hearing, no action taken by Special Magistrate, rescheduled.

RECOMMENDATION:

To be determined.

Attachments

- Request for Reduction
- Tax Card
- 3 Criteria
- Administration Costs

Form Review

Form Started By: Collen Greer
Final Approval Date: 12/13/2016

Started On: 11/22/2016 02:29 PM



**REQUEST FOR A REDUCTION OR RESCINDMENT OF
CODE ENFORCEMENT FINES / LIENS**

Date:	11-14-16		
Property address:	JUAN ALCANTAR MONDRAGON		
Owner(s) of record:			
Mailing address:	2228 OKEECHOBEE RD		
Property tax ID #:	2416-602 0002-000 5		
Original purchase date:		Original purchase price:	
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	JUAN MONDRAGON	Relationship to owner(s)	
Telephone #:	772 332-2367	Mobile phone #:	772 332 2367
E-mail:		Preferred contact method:	
What are owner(s) intentions for property:			
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?

AMOUNT OF FINE / LIEN

\$ 15,530.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ _____

DOLLAR AMOUNT I AGREE TO PAY

\$ 0.00

Juan Alcantar
Signature of Owner or Representative

11-16-16
Date

JUAN ALCANTAR MONDRAGON
Printed Name



REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 2228 OKEECHOBEE RD
 Property Owner: JUAN MONDRAGON
 Mailing Address: SAM
 Telephone #: 772 3322467 Cell Phone #: 772 332-2367
 E-Mail Address: _____

Is the property in compliance? _____ If no, please explain in the narrative of your request.

I, Juan Mondragon, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

I was never aware of being in code violation of the commercial building located at 2228 Okeechobee Rd, Fort Pierce, FL. On Nov. 9th, 2016 I hired a contractor to obtain for slab. It was then brought to my attention, the property mentioned above was in code violation, Canopy Carport. When I purchased this property, the carport was already existed. This property was purchased through a private lender. I did all research before signing the deed and there was no lien to my knowledge. On November 10th, 2016 the contractor got in touch with Shaun Coss, An Inspector, requested the carport to be removed. The carport was labor removed the same day. Then I was informed that the violation was immediately terminated. The inspector advise that I need to see the Special Magistrate to have all fees dismissed or removed.

Date: 11-16-16

Signed: X Juan Alcantar

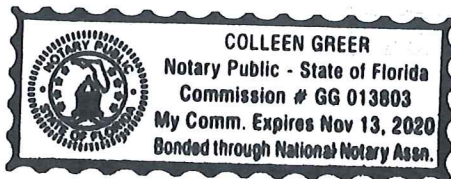
Print Name: Juan Alcantar

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Juan Alcantar Mondragon who acknowledged before me that the information contained herein is true and correct. He or She is is not personally known to me and has produced FL DR Lic A425-420-65-224-0 as identification.

SWORN TO AND SUBSCRIBED before me this 16th day of November, 2016.



Colleen Greer

Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: _____

I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(c), I understand the requirements to be met and that my request will be heard and determination made by either the Special Magistrate or Code Enforcement Board that authorized Order Assessing Fine and Imposing Lien.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.

[Signature]
Signature of Owner or Representative Date

JUAN ALCANTAR
Printed Name

COFP – APPLICATION PROCESS DETERMINATION

Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before either the Special Magistrate or Code Enforcement Board that authorized the Order Assessing Fine and Imposing Lien.

City Representative Date

Printed Name

Property Identification

Site Address: 2228
 OKEECHOBEE RD
 Map ID: 24/16N

Parcel ID: 2416-602-0002-
 000-5
 Zoning: C3

Account #: 25879
 Use Type: 2700

Sec/Town/Range:
 16/35S/40E
 Jurisdiction: Fort Pierce

Ownership

Juan A Mondragon
 1801 Havanna Ave
 Fort Pierce, FL 34950

Legal Description

BILTMORE PARK BLK 8 LOTS 3 AND 4 ANDLOT 5-LESS
 RD R/W- (OR 3649-859)

Current Values

Just/Market: \$121,600 Assessed: \$121,600
 Exemptions: \$0 Taxable: \$121,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$121,600	\$121,600	\$0	\$121,600
2015	\$119,200	\$119,200	\$0	\$119,200
2014	\$120,300	\$120,300	\$0	\$120,300

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-28-2014	3649 / 0859	0002	WD	Parker, John	\$120,700
08-23-2013	3555 / 0203	0111	TR	Parker (TR)(EST), Minnie W	\$100
06-20-1996	1078 / 1656	XX01	WD	Minnie W Parker	\$100

Primary Building Information

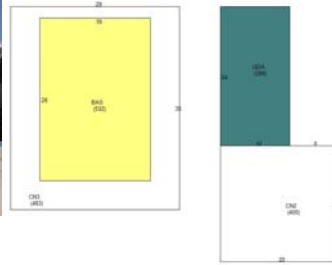
Finished Area of this building: 532 SF
 Gross Area of this building: 1,703 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Flat/Shed	Building Type: LROF
Year Built: 1960	Frame:	Grade: Y_D	Effective Year: 1960
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heated %: 100%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors: Tile-Ceramic



Total Areas

Finished/Under Air (SF):	532
Gross Area (SF):	1,703
Land Size (acres):	0.53
Land Size (SF):	23,265
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	7000	1970
CONCRETE LOW	1	3500	1970
BARB WIRE	1	358	1976
CHAINLINK 6'	1	358	1976

This information is believed to be correct at this time but it is subject to change and is not warranted.
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**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 15-1041

Address: 2228 Okeechobee Road

Date: December 7, 2016

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: MINOR

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE?

OWNER HIRED A CONTRACTOR TO OBTAIN A ROOF PERMIT AND TO REMOVE THE CANOPY.

3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? NONE

Administrative Cost Estimator

11/23/2016

Property Address: 2228 Okeechobee Rd (15-1041)

Date case originated: 7/7/2015

Date case complied: 11/10/2016

Total time: 16 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 0

Mailing Expense

Regular 1st Class:	\$0.44	<u>4</u>	\$1.76
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>2</u>	\$1.00
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Filing Fees	\$10.00	<u>2</u>	\$20.00
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Months Open	\$50.00	<u>16</u>	\$800.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>0</u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Code Compliance Manager	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
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Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>2</u>	\$300.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Commision Meeting	\$275.00	<u>0</u>	\$0.00
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Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing / filing fees.

Total Estimated Cost: **\$1,477.86**

Special Magistrate Blandino Hearing

7. a.

Meeting Date: 01/04/2017

Re: Case #15-1485 - 507 S 8th Street Unit A

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

15-1485	507 S 8th Street Unit A	Poturkovic, Kenan	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 3, 2015	Type of Presentation:	Extension of Time
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OWNER:

OWNER: Kenan Poturkovic 507 S 8th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. June 1, 2016 Special Magistrate found Kenan Poturkovic responsible for the violations listed above and gave him 90 days to obtain a permit and comply to all conditions of the permit or a fine of \$100.00 would be assessed.
2. September 13, 2016 the Code Enforcement Officer exercised his authorization to grant an extension of 90 days and issued a warning that if the property doesn't come into compliance by the end of extension the owner will have to go before the Special Magistrate to request another extension.
3. November 29, 2016 received request for additional time.

RECOMMENDATION:

To be determined.

Attachments

Order
Request
Tax Card

Form Review

Form Started By: Collen Greer
Final Approval Date: 12/19/2016

Started On: 11/30/2016 04:44 PM

**SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA**

SM CASE # 15-1485

RE: Violation of Section(s): 5-1.105.1 Permit Required

Violator: KENAN POTURKOVIC
507 S 8TH ST
FT PIERCE, FL 34950

Property Address: 507 S 8TH ST (B) Tax ID #: 2410-709-0032-000/4
Legal Description: OAKLAND PARK BLK 6 LOT 1 (MAP 24/10F) (OR 3525-451)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on June 01, 2016, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that POTURKOVIC, KENAN failed to obtain a permit prior to doing fence, air conditioning, and plumbing work in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 90 days to obtain a permit and comply to all conditions of the permit hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00.

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3151 when the violation is corrected. The violator has 30 days in which to file an appeal of the Special Magistrate's decision in the Circuit Court of St. Lucie County.

DONE AND ORDERED this 3rd day of June, 2016.



Frank Blandino, Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS

3rd DAY OF June, 2016.

Colleen Greer
Colleen Greer, Secretary to the Special Magistrate

**JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY**
FILE # 4196638 06/03/2016 at 11:54 AM
OR BOOK 3875 PAGE 2488 - 2488 Doc Type: ORD
RECORDING: \$10.00

THE ABOVE VIOLATOR FAILED TO APPEAR AND IS DEEMED TO HAVE ADMITTED GUILT TO THE VIOLATION.

FROM THE DESK OF
KENAN POTURKOVIC

RECEIVED
NOV 29 2016
Building Department

November 29, 2016
Permit for 2 Air Conditioner Units
Kenan Poturkovic
507 S. 8th Street
Fort Pierce, Florida 34950

Dear Shawn,

This letter is to request an extension for the 2 Air Conditioner Permits located at 507 S. 8th Street, Fort Pierce Florida 34950. The owner is Kenan Poturkovic. The reason for the delay is Air Conditioner Contractor is delaying.

Sincerely yours,



Ferid Poturkovic

Property Identification

Site Address: 507 S 8th ST Parcel ID: 2410-709-0032- Account #: 23667 Sec/Town/Range:
 000-4 10/35S/40E
 Map ID: 24/10F Zoning: R1 Use Type: 0800 Jurisdiction: Fort Pierce

Ownership

Kenan Poturkovic
 507 S 8th ST
 Fort Pierce, FL 34950

Legal Description

OAKLAND PARK BLK 6 LOT 1 (MAP 24/10F) (OR 3759-1231)

Current Values

Just/Market: \$43,300 Assessed: \$43,300
 Exemptions: \$0 Taxable: \$43,300

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$43,300	\$43,300	\$0	\$43,300
2015	\$33,800	\$33,800	\$0	\$33,800
2014	\$32,400	\$32,400	\$0	\$32,400

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-17-2015	3759 / 1231	0001	WD	MJ Vestors Inc (TR)	\$45,000
06-05-2013	3525 / 0451	0111	CT	Rapuzzi, George	\$22,900
07-22-2005	2315 / 0897	XX00	WD	James, Charles Q	\$160,000

Primary Building Information

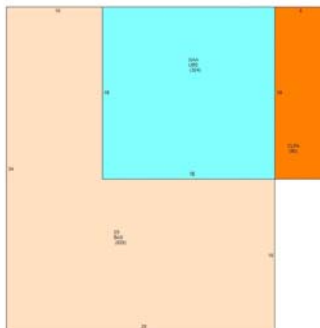
Finished Area of this building: 1,580 SF
 Gross Area of this building: 1,994 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Gable	Building Type: MFH
Year Built: 1930	Frame:	Grade: MFFQ	Effective Year: 1965
Primary Wall: Alum Siding	Story Height: 2 Story	No. Units: 2	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel: ELEC	Primary Floors: Hardwood



Total Areas

Finished/Under Air (SF):	1,580
Gross Area (SF):	1,994
Land Size (acres):	0.15
Land Size (SF):	6,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.
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Special Magistrate Blandino Hearing**7. b.****Meeting Date:** 01/04/2017**Re:** Case #15-1486 - 507 S 8th Street, Unit B**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

15-1486	507 S 8th Street Unit B	Poturkovic, Kenan	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 3, 2015	Type of Presentation:	Extension of Time
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OWNER:

OWNER: Kenan Poturkovic 507 S 8th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required.

CORRECTIVE ACTIONS:

1. June 1, 2016 Special Magistrate found Kenan Poturkovic responsible for the violations listed above and gave him 90 days to obtain a permit and comply to all conditions of the permit or a fine of \$100.00 would be assessed.
2. September 13, 2016 the Code Enforcement Officer exercised his authorization to grant an extension of 90 days and issued a warning that if the property doesn't come into compliance by the end of extension the owner will have to go before the Special Magistrate to request another extension.
3. November 29, 2016 received request for additional time.

RECOMMENDATION:

To be determined.

Attachments

Order
Request
Tax Card

Form Review

Form Started By: Collen Greer
Final Approval Date: 12/19/2016

Started On: 12/01/2016 08:44 AM

**SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA**

SM CASE # 15-1486

RE: Violation of Section(s): 5-1.105.1 Permit Required

Violator: KENAN POTURKOVIC
507 S 8TH ST
FT PIERCE, FL 34950

Property Address: 507 S 8TH ST (A) Tax ID #: 2410-709-0032-000/4
Legal Description: OAKLAND PARK BLK 6 LOT 1 (MAP 24/10F) (OR 3525-451)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on June 01, 2016, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that KENAN POTURKOVIC failed to obtain a permit prior to doing fence, air conditioning, and plumbing work in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 90 days to obtain a permit and comply with all permit conditions, hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00.

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3151 when the violation is corrected. The violator has 30 days in which to file an appeal of the Special Magistrate's decision in the Circuit Court of St. Lucie County.

DONE AND ORDERED this 3rd day of June, 2016.



Frank Blandino, Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS

3rd DAY OF June, 2016.

Colleen Greer
Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4196640 06/03/2016 at 11:54 AM
OR BOOK 3875 PAGE 2490 - 2490 Doc Type: ORD
RECORDING: \$10.00

THE ABOVE VIOLATOR FAILED TO APPEAR AND IS DEEMED TO HAVE ADMITTED GUILT TO THE VIOLATION.

FROM THE DESK OF
KENAN POTURKOVIC

RECEIVED
NOV 29 2016
Building Department

November 29, 2016
Permit for 2 Air Conditioner Units
Kenan Poturkovic
507 S. 8th Street
Fort Pierce, Florida 34950

Dear Shawn,

This letter is to request an extension for the 2 Air Conditioner Permits located at 507 S. 8th Street, Fort Pierce Florida 34950. The owner is Kenan Poturkovic. The reason for the delay is Air Conditioner Contractor is delaying.

Sincerely yours,



Ferid Poturkovic

Property Identification

Site Address: 507 S 8th ST Parcel ID: 2410-709-0032- Account #: 23667 Sec/Town/Range:
 000-4 10/35S/40E
 Map ID: 24/10F Zoning: R1 Use Type: 0800 Jurisdiction: Fort Pierce

Ownership

Kenan Poturkovic
 507 S 8th ST
 Fort Pierce, FL 34950

Legal Description

OAKLAND PARK BLK 6 LOT 1 (MAP 24/10F) (OR 3759-1231)

Current Values

Just/Market: \$43,300 Assessed: \$43,300
 Exemptions: \$0 Taxable: \$43,300

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$43,300	\$43,300	\$0	\$43,300
2015	\$33,800	\$33,800	\$0	\$33,800
2014	\$32,400	\$32,400	\$0	\$32,400

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-17-2015	3759 / 1231	0001	WD	MJ Vestors Inc (TR)	\$45,000
06-05-2013	3525 / 0451	0111	CT	Rapuzzi, George	\$22,900
07-22-2005	2315 / 0897	XX00	WD	James, Charles Q	\$160,000

Primary Building Information

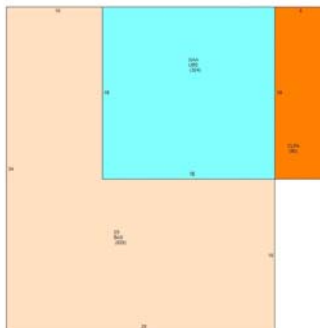
Finished Area of this building: 1,580 SF
 Gross Area of this building: 1,994 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Gable	Building Type: MFH
Year Built: 1930	Frame:	Grade: MFFQ	Effective Year: 1965
Primary Wall: Alum Siding	Story Height: 2 Story	No. Units: 2	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel: ELEC	Primary Floors: Hardwood



Total Areas

Finished/Under Air (SF):	1,580
Gross Area (SF):	1,994
Land Size (acres):	0.15
Land Size (SF):	6,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.
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Special Magistrate Blandino Hearing

7. c.

Meeting Date: 01/04/2017**Re:** Case #14-1543 - 1709 N 16th Street - RECALL**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

14-1543	1709 N 16th Street	Sturrup, Alfredia	Andy Avery
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CASE INFORMATION:

Case Initiated:	July 21, 2014	Type of Presentation:	Extension of Time - RECALL 11/2/16	
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OWNER:

OWNER: Alfredia Sturrup P. O. Box 884 Loxahatchee, FL 33470	EXECUTOR: Johnny Brown 2003 Avenue Q Ft. Pierce, FL 34950	
---	---	--

VIOLATIONS:**Section(s): 5-368 (1) (3) (4) Property Maintenance****CORRECTIVE ACTIONS:**

1. On November 5, 2014 the Special Magistrate found the owners guilty and gave them 60 days to comply or be assessed \$250.00 per day until property was in compliance.
2. December 16, 2014 Office Avery exercised his administrative authorization and granted a 90 day extension issuing a warning that if the property did not come into compliance, owners would have to go before the Special Magistrate to request more time.
3. February 27, 2015 received a request for extension of time.
4. February 11, 2016 received another request for extension of time.
5. March 2, 2016 Special Magistrate ordered a 180 day extension of time to comply the violations. The expiration date is September 2, 2016
6. September 7, 2016 the Special Magistrate heard the request and learning that the City Attorney, lola Mosley has been communicating with Mr. Brown's attorney, continued the case until the October 5 meeting.
7. October 14, 2016 received Order to Show Cause from Circuit Judge delaying this request.
8. December 7, 2016 Order of Summary Administration filed with St. Lucie County Clerk.

RECOMMENDATION:

1. To be determined.

Attachments

Order

Tax Card
Order

Form Review

Form Started By: Collen Greer
Final Approval Date: 12/19/2016

Started On: 11/28/2016 10:53 AM

**SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA**

SM CASE # 14-1543

RE: Violation of Section(s): 5-368 (1) (3) (4)

TO: Mr. Johnny Brown
2003 Avenue Q
Ft. Pierce, FL 34950

Violator: ALFREDIA STURRUP (Deceased)
PO BOX 884
LOXAHATCHEE, FL 33470

Property Address: 1709 N 16TH ST Tax ID #: 2404-512-0001-000/5
Legal Description: IRENE PLAZA BLK 1 LOTS 1 AND 2 (OR 3198-2533)

ORDER APPROVING RESPONDENT'S REQUEST FOR EXTENSION OF TIME

THIS CAUSE came before the Special Magistrate on March 2, 2016 upon the request of the Johnny Brown, 2003 Avenue Q, Ft. Pierce, FL 34950, uncle of Alfredia Sturruup (deceased) for an extension of time within which to comply with the Order Determining Violation dated April 1, 2015, and the Special Magistrate, having reviewed and considered such request and being otherwise advised in the premises finds that such request should be approved. Accordingly, it is **ORDERED** as follows:

1. That the Respondent's request for an extension of time within which to comply with the Order Determining Violation dated April 1, 2015 is hereby approved.
2. The property must be maintained, boarded up, and secure and in the event the violation is not remedied within 180 days after the date of this Order, the Respondent is ordered to contact the Code Enforcement Staff and request an additional hearing for another extension of time.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3149, when the violation is corrected.

DONE AND ORDERED this 3rd day of March, 2016.



Frank Blandino, Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4166051 03/04/2016 at 09:20 AM
OR BOOK 3843 PAGE 17 - 17 Doc Type: ORD
RECORDING: \$10.00

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS
3rd DAY OF March, 2016.



Colleen Greer, Secretary to the Special Magistrate

Property Identification

Site Address: 1709 N 16th ST
 Map ID: 24/04N
 Parcel ID: 2404-512-0001-000-5
 Zoning: R3
 Account #: 16399
 Use Type: 0100
 Sec/Town/Range: 04/35S/40E
 Jurisdiction: Fort Pierce

Ownership

Alfredia Sturup (EST)
 %Johnny C Brown
 2003 Avenue Q
 Fort Pierce, FL 34950

Legal Description

IRENE PLAZA BLK 1 LOTS 1 AND 2 (OR 3198-2533)

Current Values

Just/Market: \$18,300
 Exemptions: \$0
 Assessed: \$18,300
 Taxable: \$18,300

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$18,300	\$18,300	\$0	\$18,300
2014	\$20,400	\$20,400	\$0	\$20,400
2013	\$18,000	\$18,000	\$18,000	\$0

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-19-2010	3198 / 2533	0130	WD	Brown, Johnnie C	\$100
12-01-1986	0527 / 0601	XX01	CV		\$23,000
07-01-1986	0507 / 1906	XX01	CV		\$18,600

Primary Building Information

Finished Area of this building: 1,948 SF
 Gross Area of this building: 2,263 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: HC-
Year Built: 1940	Frame:	Grade: C-	Effective Year: 1940
Primary Wall: Wood/Sheath	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	1,948
Gross Area (SF):	2,263
Land Size (acres):	0.32
Land Size (SF):	14,080
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Bt
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This information is believed to be correct at this time but it is subject to change and is not warranted.

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IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR ST. LUCIE COUNTY, FLORIDA

IN RE: THE ESTATE OF
ALFREDIA STURRUP

CASE NUMBER: 2015CP000906
JUDGE JANET CARNEY CROOM

RECEIVED
OCT 14 2016
CODE ENFORCEMENT
CITY OF FT. PIERCE

ORDER TO SHOW CAUSE

IT APPEARING unto the Court that there has been no activity in this case since October 27, 2015.

It is therefore **ORDERED AND ADJUDGED** that the said attorney and Personal Representative shall appear before Judge Janet Carney Croom at the **St. Lucie County Courthouse, 218 South Second Street, Fort Pierce, Florida, in Courtroom 3D, on the 12TH day of December, 2016 at 9:00 a.m.**

Good cause shall be shown why the action should not be dismissed for no activity at least five (5) days prior to the hearing set forth above. The showing of good cause shall be in writing and filed in the action with the Clerk of Courts. Additionally, if activity is shown, all parties shall be excused from the hearing date set above.

Failure to file a written showing of good cause shall result in this case being dismissed without any further Order issued by the Court. If no showing of good cause is filed within the time specified in the above paragraph, and no person has come forward to properly administrate and terminate this proceeding lawfully, the following action shall occur automatically:

- a. This proceeding shall be considered terminated;
- b. This case file shall be deemed closed; and
- c. Any Letters of Administration or Letters of Guardianship previously issued herein shall stand revoked and be of no further force and effect.

DONE AND ORDERED in Chambers in Fort Pierce, St. Lucie County, Florida this ___ day of _____, 20__.

SIGNED AND DATED

SEP 29 2016

JANET C. CROOM

JANET CARNEY CROOM
CIRCUIT JUDGE

Certificate of Service:

JOHNNY C BROWN, 2003 Avenue Q, Fort Pierce, FL 34950

DAVIS, TRACY NICOLE, lawfirmtracy@aol.com;tracydavislawfirm@gmail.com

Florida Rules of Judicial Administration Rule 2.540

Notices to Persons with Disabilities

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Corrie Johnson, ADA Coordinator, 250 NW Country Club Drive, Suite 217, Port St. Lucie, FL 34986, (772) 807-4370 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.